

## **JERSEY CITY PLANNING BOARD**

### **PUBLIC NOTICE VIRTUAL MEETING**

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Jersey City Planning Board on the date and time of August 11, 2020 at 5:30 pm.

#### **ADVISORIES**

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org).

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

#### **VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS**

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

#### **JOIN VIRTUAL MEETING**

click link above at the scheduled date and time of this meeting

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/82666367054>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use \*9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 312 626 6799 or +1 929 205 6099, and Webinar ID: 826 6636 7054.

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org). Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning).

#### **ACCESS DIGITAL PLANS AND APPLICATION MATERIALS**

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](http://Jersey City Data Portal).

## AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. [Case: P19-090](#)  
For: Minor Site Plan with Deviations  
Address: 427 Ogden Avenue  
Applicant: Andres Cortes  
Review Planner: Mallory Clark, AICP  
Attorney: Rita McKenna, Esq.  
Block: 2405  
Lot: 15  
Zone: R-1  
Description: Addition to existing 3 story, 2 family structure with parking  
Deviations: rear yard setback, number of stories, front yard parking (corner lot)  
**TESTIMONY TAKEN AT 2/18/2020 MEETING AND CARRIED PENDING MATERIAL SAMPLES.**
8. New Business
9. [Case: P20-035](#)  
For: Preliminary and Final Major Site Plan  
Address: 530-580 Montgomery Street  
Applicant: Muslim Federation of New Jersey, Inc.  
Review Planner: Cameron Black, AICP, PP  
Attorney: Ronald H. Shaljian, Esq.  
Block: 12405  
Lot: 1 & 2  
Zone: Montgomery Street Redevelopment Plan  
Description: Parking lot and sidewalk improvements required as conditions of approval for 530 Montgomery Street (P19-051).  
**CARRIED FROM 7/21/2020 MEETING WITH PRESERVATION OF NOTICE**
10. [Case: P20-024](#)  
For: Administrative Amendment  
Address: 211 Baldwin Avenue  
Applicant: 205 Baldwin Avenue, LLC  
Review Planner: Cameron Chester Black, AICP, PP  
Attorney: Ronald H. Shaljian, Esq.  
Block: 10803  
Lot: 29.01  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Requested relief from the condition of approval requiring 20% of the units to be reserved as affordable housing units for veterans.  
**CARRIED FROM 7/21/2020 MEETING WITH PRESERVATION OF NOTICE**
11. [Case: P19-163](#)  
For: Preliminary and Final Major Site Plan  
Address: 619 Grove Street and 610-620 Grove Street  
Applicant: 15<sup>th</sup> and Grove JC LLC  
Review Planner: Matt Ward, AICP, PP  
Attorney: Jenn Porter Esq.  
Blocks/Lots: 7102/7 and 7103/12-17  
Zone: Jersey Avenue Light Rail Redevelopment Plan  
Description: Proposed St. Lucy Overlay Bonus development to include development of the St. Lucy Parcel and the Public Benefit Parcel. The St. Lucy Parcel includes limited demolition that will preserve

facades and historic fabric of the existing three building complex and incorporate those elements into a new 23-story mixed-use development consisting of 5,600 sf of commercial space, an enclosed parking garage with 251 parking spaces (2 spaces reserved/dedicated to the shelter) and 444 residential units (13 income restricted affordable units). The Public Benefit Parcel includes proposed demolition and construction of a 5-story shelter facility of nearly 57,000 square feet with 15 studio Supportive Housing units, 5 three-bedroom Transitional Housing units, 165 beds for housing of the homeless as well as 2,450 sf of accessory administrative use.

**CARRIED FROM 7/21/2020 MEETING WITH PRESERVATION OF NOTICE**

12. [Case: P20-040](#)

For: Preliminary and Final Major Site Plan Amendment

Address: 180 Tenth Street

Applicant: HP Roosevelt Urban Renewal

Review Planner: Timothy Krehel, AICP PP

Attorney: Francis X. Regan

Block: 8802

Lot: 6

Zone: Jersey Avenue / 10th Street Redevelopment Plan

Description: Roosevelt Apartments - Amendment to site plan approval to permit the minimum of 58 spaces currently being utilized by apartment tenants in the Newport Mall parking deck as per the original site plan approval to be relocated to a parking deck to be constructed on the property located on Block 8603, Lot 3, which will also provide parking for the Lincoln Apartments located at 204 Tenth Street.

**CARRIED FROM 7/21/2020 MEETING WITH PRESERVATION OF NOTICE**

13. [Case: P20-041](#)

For: Preliminary and Final Major Site Plan

Address: 201 Erie Street

Applicant: HP Lincoln Urban Renewal

Review Planner: Timothy Krehel, AICP PP

Attorney: Francis X. Regan

Block: 8603

Lot: 03

Zone: Jersey Avenue / 10th Street Redevelopment Plan

Description: Construction of a parking deck on the property which currently contains surface parking with 94 parking spaces for the Lincoln Apartments (153 Units) that will increase the number of spaces to 156, and will also provide parking (total of 58 spaces) for the Roosevelt Apartments located at 180 Tenth Street, which is currently subject to a separate development application to be considered by the Planning Board.

**CARRIED FROM 7/21/2020 MEETING WITH PRESERVATION OF NOTICE**

14. [Case: P19-167](#)

For: Preliminary and Final Major Site Plan with Deviations

Address: 248-250 Academy Street

Applicant: GOPALJI LLC / DVSRD LLC

Review Planner: Timothy Krehel, AICP, PP

Attorney: Gerard D. Pizzillo, Esq.

Block: 12204

Lot: 1, 30

Zone: JSQ 2060 Redevelopment Plan (Zone 4: Neighborhood Mixed Use)

Description: Proposed construction of a five (5) story hotel, containing sixty (60) rooms, event space, lounge, and a roof deck.

Variances: Front Yard Setback, Maximum permitted height/stories, Minimum residential floor to ceiling height, Minimum ceiling height (ground floor), Ground floor residential unit height above grade.

15. [Case: P19-156](#)

For: Preliminary and Final Major Site Plan Amendment

Address: 55 Jordan Ave, 26 Tuers Ave and 535-545 Mercer Ave

Applicant: 55 Jordan Avenue LLC

Review Planner: Matt Ward, AICP, PP

Attorney: Gerard Pizzillo, Esq.

Block: 13504

Lot: 10.01 (F/K/A 7, 10-14)

Zone: McGinley Square East Redevelopment Plan

Description: Approved under case P16-102, the Applicant seeks to amend the approval to relocate utilities, reconfiguration of ground floor retail spaces and construct enclosed rooftop amenity spaces.

16. [Case No.: P20-043](#)

For: Preliminary and Final Major Site Plan

Address: 260 Pacific Avenue

Applicant: 260 Pacific LLC

Review Planner: Erica Baptiste

Attorney: Charles J. Harrington, III, Esq.

Block: 20201

Lot: 13

Zone: Morris Canal Redevelopment Plan - Residential Zone / Adaptive Reuse Overlay Zone G

Description: Applicant proposes conversion of a two-story house of worship to a multi-family use with seven (7) residential units and a one (1) story addition.

17. [Case: P20-067](#)

For: Administrative Amendment

Address: 17-19 and 53-63 Yale Avenue, and 400 and 148-430 Claremont Avenue

Applicant: 400 Claremont Urban Renewal, LLC

Review Planner: Matt Ward, AICP, PP

Attorney: James McCann

Block: 21801

Lots: 4, 5, 8, 9, 10, 15, 16, 17, 18 and 19

Zone: Route 440-Culver Redevelopment Plan

Description: Proposed amendment to change one of the approved sustainable design elements. Specifically, the applicant seeks to eliminate the design element that requires the roof to be built with 10% solar panel, 40% green roof and the remainder as cool roof membrane. Instead the applicant seeks to construct the entire building with an Energy Star rating of 75 or higher. Proposed rating is 99 in this application. Major site plan approved under case number P18-206.

18. [Case: P20-044](#)

For: Preliminary and Final Major Site Plan

Address: 656-658 Grand Street

Applicant: Mecca Realty Properties II, Inc.

Review Planner: Matt Ward, AICP, PP

Attorney: Stephen Joseph

Block: 17205

Lot: 3 and 4

Zone: Morris Canal Redevelopment Plan

Description: Construction of a five-story mixed use building with 1,989 square feet of ground floor commercial, 16 dwelling units (2 income restricted affordable units), and zero automobile parking.

19. [Case: P20-008](#)

For: 1 year Extension

Address: 278 Grand Street

Applicant: Zheng "Larry" Li and Lei Wang

Review Planner: Mallory Clark, AICP

Attorney: Pro Se

Block: 1405

Lot: 9

Zone: Triangle Development of Bright Street Redevelopment Plan

Description: Extension of Minor Site Plan approval from 2017 under Case #P16-117 for a 4 story, 2 family residential structure with deviations.

20. [Case: P19-075](#)

For: Preliminary + Final Major Site Plan - Interim Use

Address: 34 Caven Point Avenue

Applicant: Liberty Holdings LLC  
Review Planner: Mallory Clark, AICP  
Attorney: Oswin Hadley, Esq.  
Block: 21503  
Lot: 19, 25  
Zone: Canal Crossing Redevelopment Plan  
Description: Extension of expired interim use of rock crushing facility with phase-out plan.

- 21. Memorialization of Resolutions
- 22. Executive Session, as needed, to discuss litigation, personnel or other matters
- 23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD